
Sent: 12/01/2024 12:25:28 PM
Subject: Attention: Claire Ryan - Objection to DA2023/1750

Dear Claire Ryan,

Please accept this submission as an objection to DA2023/1750 for the following reasons:

- Heritage building height and bulk increases within the Manly Heritage Conservation zone impacts due to excessive building height non-compliances.
- Excessive noise pollution from the venue and lack of operational management within the application

The application seeks to increase the height and bulk of a Heritage building within the Manly Heritage Conservation zone and breach development standards by nearly 40%. With numerous alternate options within the venue to house plant, machinery and exhaust discreetly there is no need for any design to breach development standards for the heritage conservation area. Please do not let this application set a precedent for increased heights within the Manly Heritage Conservation zone when there are alternate design options.

Residents such as us in the Pacific Waves building (9-15 Central Avenue) and other surrounding buildings have been plagued with noise pollution since IRIS Capital purchased The Hotel Steyne and made two significant changes: a) removed acoustic attenuation in the courtyard without consent and b) changed the operations of the courtyard from a family friendly beer garden to an open-air nightclub.

The application seeks to relinquish all current ongoing noise compliance conditions from prior development approvals pertaining to the courtyard and the outdoor terraces. These conditions are also applicable to the venue's Plan of Management.

Current noise compliance conditions must be re-stated and included with any approval of this application. These include:

Condition 1 (courtyard/beer garden) The ongoing management of the premises must be in full accordance with the Protection of the environment Operations Act, 1997. Including but not limited to: • Noise arising from patrons must not be audible within any habitable room of any neighbouring residential premises at any time • Noise arising from music, live entertainment or other such amplified sound must not be audible within any habitable of any neighbouring residential premises at any time.

Condition 2 (courtyard/beer garden) A Plan of Management, as approved by Council, must provide a section dedicated to the ongoing management and operation of the outdoor courtyard/beer garden area. The Plan of Management is to be submitted to Council prior to the issue of the Occupation Certificate.

Condition 3: (outdoor terraces) The outdoor terraces (2nd floor facing North Steyne & The Corso) are to be closed to patrons from 10pm till 8am Monday to Sunday. Reason: to protect the acoustic amenity of the surrounding properties

Condition 4: (outdoor terraces) The approved "Plan of Management of security and operation of The Hotel Steyne Manly" to be retain the reference: the use of decks and terraces are to cease prior to 10.00pm on all days. Reason: To ensure ongoing Management of the existing premises.

We believe the impacts arising from the proposed development are unacceptable and would justify the refusal of the development application by Northern Beaches Council.

Yours sincerely,

David Wilson and Sophie Hunston
501/9-15 Central Avenue, Manly NSW 2095